

LAND AT COLLUM LANE

gth

KEWSTOKE





2.48 acres (1.00ha) of agricultural land

off Collum Lane
Kewstoke
Weston-super-Mare
North Somerset
BS22 9JL (nearest post code)

For Sale by Informal Tender

Tender deadline: Friday 23rd October 2026 at 12 noon.

Guide Price: £25,000



SITUATION

The land is situated off Collum Lane, enjoying a rural location within the Somerset countryside. The land benefits from an agricultural right of way by user from the public highway and lies approximately 0.5 miles north of Worle which is a suburb of the seaside town of Weston-Super-Mare. The land is situated in open countryside, but is best suited for agricultural purposes, due to the access.

DESCRIPTION

An opportunity to acquire an attractive parcel of level pasture land extending to approximately 2.48 acres (1.00 ha). The land comprises a single parcel of level pasture land and classified as Grade III under the DEFRA Land Classification Map. The land is fully enclosed and bordered by mature hedgerows.

SERVICES

No services connected to the land.

LOCAL AUTHORITY

North Somerset Council is Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ.

DESIGNATIONS

The land is situated within a SSSI Impact Risk Zone where planning applications are assessed for likely impacts on nearby SSSIs/SPAs/SACs & Ramsar Sites. We are not aware of any other statutory designations over the property.

RIGHTS OF WAY, EASEMENTS

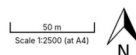
The land is accessed via a right of way through third party owned land off Collum lane that extends to approximately 75 meters. We have been informed that the right of



Land off Collum Lane, Kewstoke, Weston-super-Mare, North Somerset, BS22 9JL
(Nearest post code)



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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

FLOOD RISK

According to information from the Environment Agency, the land is within Flood Zone 3.

PROPERTY REFERENCE

BST260157

way for access has been established over the years by the user in connection with the agricultural use of the field and the route of which is indicated by the brown dashed line on the site plan.

The land will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

METHOD OF SALE

The property is being offered for sale by Informal Tender. Tenders are to be received in writing on the attached Form of Tender to the agent, Greenslade Taylor Hunt, Chancellors Pound, The Pound, Redhill, Bristol BS40 5TZ by no later than 12:00pm Friday 23rd October 2026 and marked “**Tender for land at Collum Lane, Kewstoke**” and its receipt will be subject to contract. The vendors are not obliged to accept the highest nor any other tender. Should an accepted tender be received, the prospective purchaser will be required to complete the sale contract 6 weeks thereafter or earlier by arrangement.

SALES PRIOR

It is possible that the land may be withdrawn/sold prior to the tender date. It is advisable for interested parties to register their interest with the agents and it is their responsibility to check with the selling agent whether the land is being offered or if it has been withdrawn.

TENURE & POSSESSION

The property is of a freehold tenure subject to vacant possession on completion.

The title is held on paper deeds and it will be the responsibility of the purchaser to register the title with the Land registry. The seller’s solicitors will assist with any requisitions the land registry may raise during that process. See agents notes.

HEALTH & SAFETY

Interested parties view at their own risk and we/the seller cannot be held liable for any personal injury or claim for compensation. Prospective purchasers, when accessing the property do so at their own risk. Please wear appropriate footwear.

DEVELOPMENT CLAWBACK

The sale will not be subject to development clawback provisions and therefore will be sold free of this encumbrance, which will mean that any benefit of any subsequent change of use and/or planning permission will be retained by the purchaser without the need to pay any uplift to the predecessors in title.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is currently entered into a Sustainable Farming Incentive (SFI) agreement, which is due to expire on 31 December 2027. However, the sellers intend to remove this field parcel from the agreement with effect from 31 December 2026. Following its removal, the field will no longer be included within any environmental land management scheme.

It is anticipated that the purchaser will continue to manage the land in accordance with the requirements of the SFI agreement until the field is withdrawn from the scheme on 31 December 2026.

The land is entered into the following options:

- CHRW1 – Assess and Record Hedgerow Condition
- CHRW2 – Manage Hedgerows
- CLIG3– Manage Grassland with very low nutrient inputs.

Further details are available from the selling agents.

OUTGOINGS

We are not aware of any outgoing on this land other than a nominal drainage rate payable to the local drainage board which is typically £2-4 per acre per year.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

AGENTS NOTE

It must be noted that the land is held on an unregistered title, and that the land is sold as being unregistered. It will be the responsibility of the purchaser to register the land with the land registry on completion. The root of the title starts with an abstract of Title 27th June 1892.

It must also be noted that to the east of the land, there is a rough area that we understand to be home to a badger sett.

We are given to understand that all the natural boundaries are ‘half fence’ or ‘party boundary’.

Whilst viewing the land, please do not park any vehicles which obstructs the gateways.

WHAT.3.WORDS

For the exact location of the land download the app and enter;

For the ROW access gate: ///stage.allow.twist

For the field itself: ///keen.gent.guitar

SELLING AGENTS

Greenslade Taylor Hunt, Redhill, Telephone: 0117 203 5577 | Email: farms.redhillbristol@gth.net



VIEWING

By appointment with the selling agent:

Greenslade Taylor Hunt
Chancellors pound
The Pound
Redhill
Bristol BS40 5TZ

farms.redhillbristol@gth.net | 0117 203 5577

GREENSLADE TAYLOR HUNT
www.gth.net

TENDER FORM

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, Chancellors Pound, The Pound, Redhill, Bristol, BS40 5TZ** or by email to **farms.redhillbristol@gth.net** by **12.00 noon on Friday 23rd October 2026**. **Envelopes must be sealed and marked 'Tender for land at Collum Lane, Kewstoke'**. Having submitted your offer, you are advised to telephone Robert Baker on 0117 203 5577 or 07834 740027 to check safe receipt.
2. Offers received after the deadline will be recorded and reported to the Vendor, subject to the Vendors' instructions they may be excluded from the tender process.
3. The Vendor does not undertake to accept the highest or any offer.
4. A tender once given shall not be withdrawn and all offers will be treated in the strictest of confidence.
5. Any offer shall be a definite fixed sum. It may not be dependent or referable to any other offer.
6. All offers and any agreed sale are subject to contract.
7. It is possible the property may be sold prior to the tender deadline therefore it is advisable for interested parties to register their interest with the Agents, and it is their responsibility to check with the Agents whether the property will still be offered on the tender date.
8. All parties interested are invited to submit their best offers, it is in their interest to provide all the necessary information available in their offer to assist the Vendor's in making their decision.
9. Offers must clearly state:
 - 9.1 The lot the offer relates.
 - 9.2 The name(s) and address(es) of the party(ies) making the offer.
 - 9.3 To comply with the Anti-Money Laundering Regulations, each prospective purchaser must provide a copy of their photographic ID (passport or driver's licence) and a separate proof of address document (utility bill or bank statement) that is no more than three months old.
 - 9.4 The firm, name and address of his/her solicitor.
 - 9.5 Any conditions.
 - 9.6 Investigations you have already carried out.
 - 9.7 Confirmation of financial arrangements. If an offer is subject to the sale of another property, please clarify the current status of the sale and the contact details of your agent.
 - 9.8 Once a sale has been agreed the Vendor's agent will issue a memorandum of sale to the parties and solicitors. Unless negotiated, we expect the successful purchaser will be able to proceed to the exchange of contracts within four weeks of receipt of the sale documents from the Vendor's solicitors. Please state exchange and completion timescales.
10. Once we have received instructions from the Vendors, all those who have submitted offers will be notified of the outcome.



'TENDER FOR LAND AT COLLUM LANE, KEWSTOKE

(Land extending to approximately 2.48 acres)

I/We the undersigned hereby offer to purchase the land described in the attached particulars for the sum of

2.48 acres (1.00 Ha)

Price: £.....

In words.....pounds.

Please provide proposed plans for the land:

[illegible]

Applicant: Please find below my/our details:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Applicant: Please find below my/our details:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Solicitor: Please find below their details:

Solicitor - Firm	
Name	
Address	
Postcode	
Daytime ☎	
Email	

Confirmation of finance

Please supply proof that sufficient finance and/or cash is immediately available to complete the purchase (copy of bank statement or letter from accountant) OR provide details of Financial referee ie. bank manager and contact details. Please provide financial arrangements below. Further information regarding the source of funds will be requested if your tender is successful:

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.....

.....

Name	
Address	
Postcode	
Daytime ☎	
Email	

Signed.....

Name (BLOCK CAPITALS)

Dated.....

Signed.....

Name (BLOCK CAPITALS)

Dated

Offers for this property are to be submitted for the attention of – **Professional, Agricultural & Farm Agency, Greenslade Taylor Hunt, Chancellors Pound, The Pound, Redhill, Bristol, BS40 5TZ by post or email farms.redhillbristol@gth.net no later than Friday 23rd October 2026 at 12 noon.**

Please note that for this offer to be considered this form must be completed in full